

## \$624,988 - 1224 25 Avenue, Edmonton

MLS® #E4461721

**\$624,988**

4 Bedroom, 3.50 Bathroom, 1,818 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

FULLY FIN | SEP ENT | ORIG OWNER | This beautiful 2-Storey Home is nestled in a quiet cul-de-sac in the desirable community of Tamarack, sitting on a Huge Lot with great curb appeal. The main floor offers 9 ft ceilings, an open-concept layout, and a stunning kitchen with quartz countertops, ceiling-height cabinets, SS Appl, and a spacious dining area perfect for gatherings. The elegant staircase to the upper floor is finished with wooden railings and spindles, adding warmth and character to the home. Upstairs also offers 9 ft ceilings, a Master BDRM with 5Pc Ensuite, a stylish ceiling detail, and two additional good-sized BDRMS, Bonus Room perfect for an playroom or media space, with Full bath & Laundry complete this level. The SEP ENT leads to a Fully Fin in-law suite with a 2nd kitchen & Laundry. Ideal for Ext. family. Enjoy the fully fenced backyard with a deck, providing plenty of space for outdoor living. Close to schools, parks, shopping, and quick access to Whitemud & Anthony Henday. Must See !!!!!

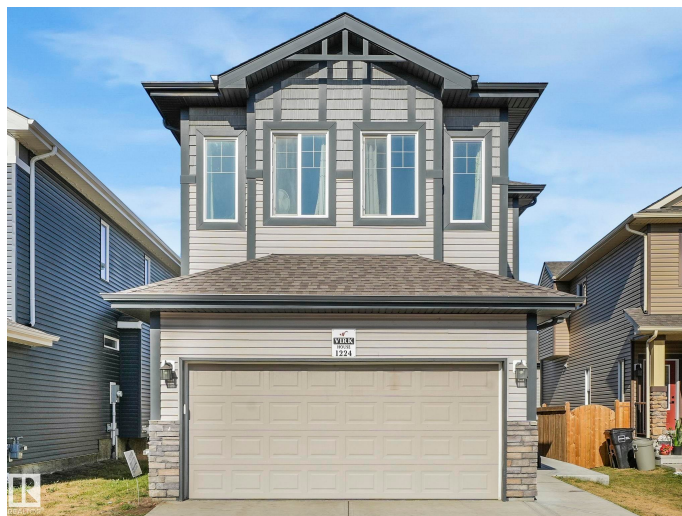
Built in 2018

### Essential Information

MLS® # E4461721

Price \$624,988

Lease Rate \$11



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,818                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1224 25 Avenue |
| Area        | Edmonton       |
| Subdivision | Tamarack       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2E5        |

### Amenities

|                |                                                                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, HRV System |
| Parking Spaces | 4                                                                                                                                                |
| Parking        | Double Garage Attached                                                                                                                           |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 3                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                        |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                        |
| Exterior Features | Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Lot Description   | Geo-Jet                                                                                   |
| Roof              | Asphalt Shingles                                                                          |
| Construction      | Wood, Stone, Vinyl                                                                        |
| Foundation        | Concrete Perimeter                                                                        |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Jackson Heights School     |
| Middle     | Thelma Chalifoux School    |
| High       | Elder Dr. Francis Whiskeyj |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 6                  |
| Zoning         | Zone 30            |

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Listing information last updated on October 16th, 2025 at 1:03pm MDT